

# CACTUS CORRIDOR AREA PLAN

## what is it?

The Cactus Corridor Area Plan made General Plan (density and character) recommendations for a diverse neighborhood containing equestrian facilities and lifestyle, and suburban subdivisions.

## where does it apply?

The Cactus Corridor Area is generally between Pima and Frank Lloyd Wright Boulevard and Thunderbird and Shea Boulevard. The heart of the area consisted of low density residential lots ranging from 35,000 square feet to 2 1/2 acre lots. There were minimal street improvements and large front yard setbacks.

## who needs to use it?

City Council, Planning Commission, City staff, Developers, Citizens

## why was it developed?

- Three main issues were driving the evaluation of this area. They were:
- Owners of larger properties had expressed concern about the declining equestrian experience and the viable use of their properties for horse related activities. The land dynamics of the area suggested a transition to more suburban densities would be more viable.
  - The development community had expressed interest in building a semi-custom type of home on medium sized lots.
  - Homeowners within the low density areas were concerned about a suburban character being created and the potential loss of the equestrian lifestyle in the area.

## key points:

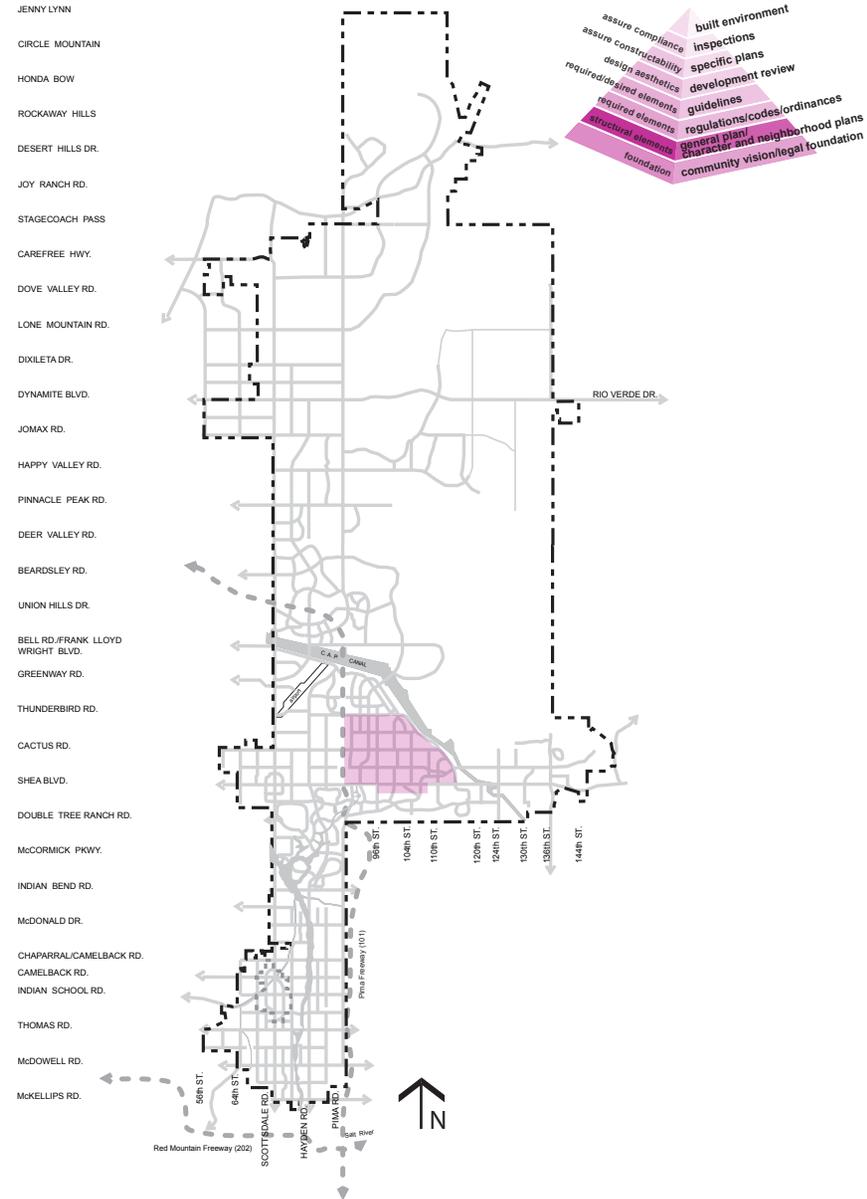
- Areas west of 96th Street changed to the Suburban Character district (Character Plan of the Environmental Design Element), allowing equestrian properties to redevelop with a semi-custom product, and matching densities on the north and south of Cactus Road.
- The Rural Character district for areas east of 96th Street was maintained. Development was expected to reflect a low density, and where feasible an equestrian flair, and remain compatible with the existing neighborhood.
- To reinforce the rural, low-density theme for the areas east of 96th Street, the name "Cactus Acres" was recommended. A potential streetscape treatment was suggested to be designed for Cactus Road, 96th Street, and 104th Street.
- Land Use changes were to reflect 1-2 dwelling units/acre and 2-4 dwelling units/acre in specified areas west of 96th Street and no changes were recommended east of 96th Street.
- A neighborhood trail loop was recommended to provide an inner connection between the neighborhood and other planned or existing trails.
- The City Council approved a classification of roadway called "Neighborhood Collector" for Cactus Road.

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City Council approved - May 5, 1992

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## where is the full policy?

Planning and Design Library - Community Design Studio  
Online at <http://www.ScottsdaleAZ.gov>

## references and related documents:

City of Scottsdale General Plan (2001)  
Cactus Corridor Character Area Summary